

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **DECEMBER 6, 2005** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by *Chair Baily*.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Julie Linney, Fire Department

Anthony Ghiossi, Senior Building Inspector

Fletcher Parsons, Associate Engineer

Rachel Peled, Assistant Planner

PUBLIC HEARING

ITEM 1: 463 San Benito Avenue

Architecture and Site Application S-05-074

Requesting approval of a technical demolition of a single family residence and to construct a new single family residence on property zoned R-1D. APN 410-17-047

PROPERTY OWNER: Vincent C. Rubino

APPLICANT: Holly Hartman, Hometec Architects

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. ***Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:**
 - a. **That the application is Categorically Exempt from CEQA, Section 15303.**
 - b. **That the considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.**
 - c. **As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:**
 1. **The Town's housing stock will be maintained in that the house will be replaced.**
 2. **The structure has no historic significance.**
 3. **The property owner has no desire to maintain the structure.**
 4. **The economic utility of the structure is in fair condition.**
7. ***Linney* seconded, motion passed unanimously.**
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 2: 15350 Winchester Boulevard

Planned Development Application PD-06-2

Subdivision Application M-06-2

Architecture and Site Applications S-06-12

Requesting approval to amend a Planned Development from 33 residential lots to 34 residential lots, approval of the subdivision for the extra lot and approval to construct a single family residence on the new lot and to install a temporary sales trailer/model home office for property zoned RM:5-12:PD. APNS 424-29-024 through 026

PROPERTY OWNER/APPLICANT: Santa Clara Development Co.

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Peggy Levine, Unit #15, expressed concern for her neighbors.

Adele Guerzor, Unit #2, stated that story poles emphasized the impact which would reduce her privacy. She would favor a single story.

Barbara Summers, Unit #1, expressed concern for her neighbors.

Leonard Ataide, property management company representing Unit #3, expressed concern over the height of the building.

Christine Kuhn, Unit #14, expressed concern for neighbors.

Peter Liljegren, Unit #5, believes he's most impacted. He provided photos. Loss of privacy and light are his biggest issues. He is also concerned with the loss of property values. A cellar was recommended instead of a second floor.

Mary Bogatellos, Unit #26, on the south side of the development, expressed concern regarding loss of parking and wanted to make sure the applicant was aware that townhouse developments always seem to struggle with parking demands.

The applicant responded that they are willing to get rid of the deck and eliminate windows. They may be able to clip the roof and possibly drop one foot. They may also be able to drop the plate of the dining room. However, they prefer to keep the second floor.

5. Public hearing closed.
6. ***Ghiossi* moved to forward the matter to the Planning Commission.**
7. ***Parsons* seconded, motion passed unanimously.**

ADJOURNMENT

Meeting adjourned at 10:00 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner

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